



City of Coral Gables
CITY COMMISSION MEETING
July 25, 2022

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Map Amendment.

An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments," for the property located at Lots 1 thru 4, Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 1 (MX1) District, and Lots 42 thru 48 including 20-foot alley laying between Block 34 of Coral Gables Section K, Coral Gables, Florida from Special Use (S) District to Mixed-Use 2 (MX2) District; to restore prior zoning districts; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.08.22 meeting recommended approval of the proposed zoning code map amendment (vote: 4-0).

BRIEF HISTORY:

As requested by the City Manager, the City is proposing to restore the zoning of the Coral Gables Museum to Mixed-Use 1 (Museum plaza and structure built in 2011) and Mixed-Use 2 (historic old fire station) districts.

During the Zoning Code Update, City-owned properties like the recent neighborhood parks, Public Safety building, and the Museum were rezoned to Special Use (S) district to reflect the civic uses of the properties. This zone change of the Coral Gables Museum resulted in the inadvertent elimination of transfer of development rights (TDRs) from the historic property to other applicable properties as specified in the Zoning Code and as determined by the City Commission. The proposed change of zoning request restores that ability to have available TDRs. No exterior building additions or modifications are requested to the Coral Gables Museum as a result of this request.

A similar request was granted in 2011 after the comprehensive rewrite of the City's Comprehensive Plan in 2010, when the property's land use and zoning was reverted from Public Building and Grounds land use designation to the current Commercial Low- and Mid-Rise Intensity.

The draft Ordinance of the Zoning Code map amendments is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.26.22	Neighborhood Meeting.
05.20.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
05.27.22	PZB Legal Advertisement.
06.03.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
06.15.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
06.21.22	City Commission meeting agenda posted on City webpage.
07.15.22	City Commission Legal Advertisement.
07.19.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. PowerPoint Presentation.